

**GARDENIA**  
LIVINGS

**MAKE A TRULY EXCLUSIVE  
LIFESTYLE STATEMENT WITH**

**GARDENIA**  
LIVINGS





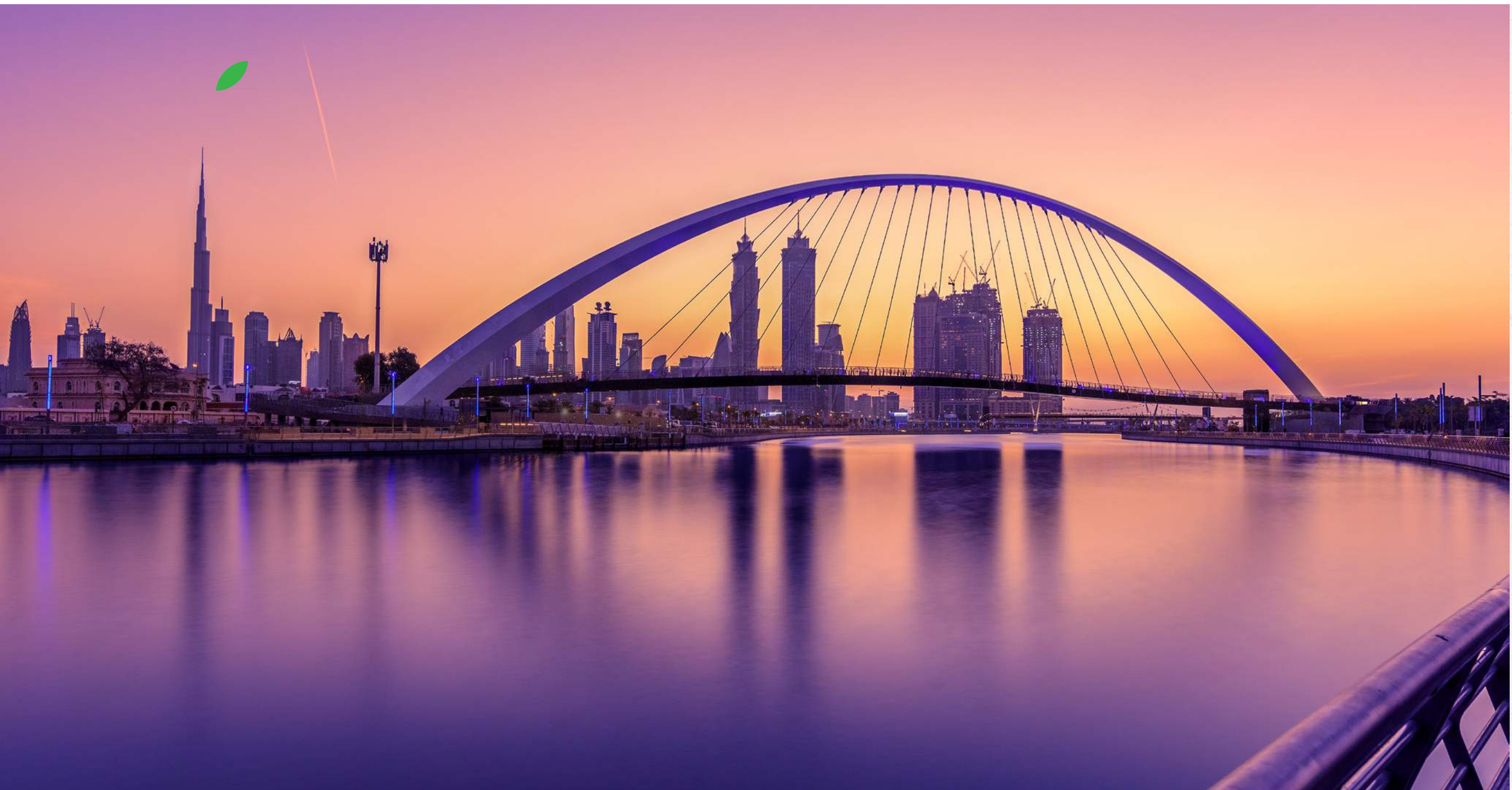
## GROUP & THE DEVELOPER

Safe Developers is a property development company established by Silgo Group of Companies to build not just property but to build dream Homes.

Even though, Safe Developers is a new company launching its first project, the actual picture is much bigger. Safe Developers is next stage in a natural progression that has been in the making for 35 years. This progression was set in motion by Silgo group, a construction-based group that started with a building maintenance company in UAE in the early 1980s and since been built piece by piece to span several sectors across UAE and India. The promoters are involved in construction, Interior, Manufacturing, Trading, Events and Logistics and offer highly specialized services such as project design advisory, value engineering and Turnkey project solution across UAE and India. Silgo Group has worked with some of the biggest names in the GCC in delivering projects in every sector from industrial, residential, commercial, hospitality and everything in between.

This is the experience that Safe Developers draws from and that is why Safe Developers can confidently claim that it knows what their customers want and deliver it to them with the best quality at the most affordable price.





## DUBAI

### LIVING THE DREAM


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Dubai is the undisputed business hub of the Middle East with a progressive economy and a futuristic vision.

It is home to more than 100 nationalities living in one of the most peaceful and secure environment.

The city is home to the world's most iconic landmarks, tourist attractions and fantastic infrastructure.

Once in Dubai, always in Dubai !



**Higher Rental Yields**  
Between 7% to 10% annually on an average.




**Capital Appreciation**  
Averages above 10% per annum over the last decade and even more for prime real estate.



**Growing Economy**  
Stable growth delivering on its promises with continuously improving infrastructure.



**100% Ownership Tax Free**  
Free zone development offering full ownership without any taxes.



**City of Happiness & Safety**  
Ranked amongst the top safest cities of the world.



**Ease of doing Business**  
Ranks on the top in the region for ease of doing business and attracting global business.

DUBAI IS AN INVESTOR'S PARADISE. THE ONLY BUSINESS HUB OF THE MIDDLE EAST REGION.



## THE MASTER DEVELOPMENT ARJAN @ DUBAILAND

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- A billion dollar master development plan.
- Mixed use community having residential, commercial, hospitality, educational and healthcare zones.
- Launched by the world famous Dubai Properties.
- Sustained by a community realm, rich in cultural and recreational attractions.
- Strategically positioned to be the center of New Dubai with close proximity to all major business and recreational centers.



**DUBAI INTERNATIONAL AIRPORT**  
25 MINS

**AL MAKTUUM INTERNATIONAL AIRPORT**  
30 MIN

**ABU DHABI INTERNATIONAL AIRPORT**  
40 MINS

**SHARJAH INTERNATIONAL AIRPORT**  
30 MINS



**THE PALM JUMEIRAH**  
15 MINS



**MALL OF THE EMIRATES**  
10 MINS



**DUBAI MALL BURJ KHALIFA**  
15 MINS



**MOTOR CITY**  
05 MINS



**DUBAI HILLS**  
05 MINS



**GLOBAL VILLAGE**  
08 MINS

**CONNECTED TO THE CITY**



**BUS STATION ON THE SIDE OF THE BUILDING**

**PUBLIC GARDEN BEHIND THE BUILDING**

**GROCERY STORES**  
2-5 MINUTES

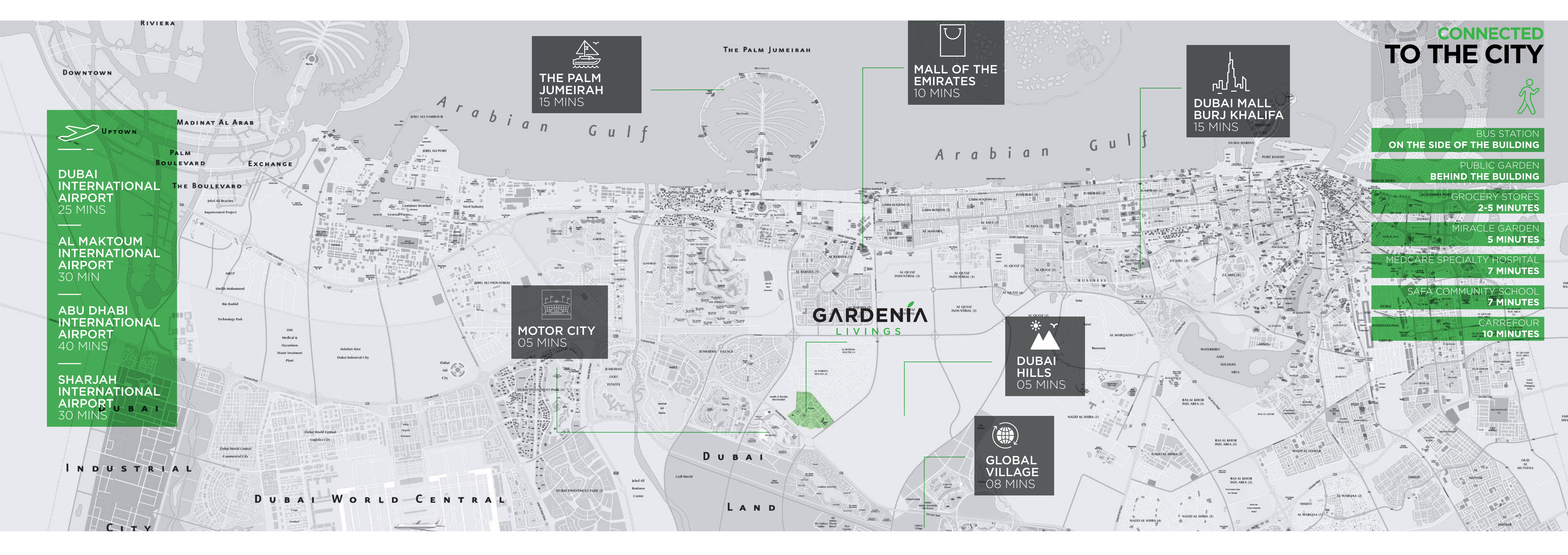
**MIRACLE GARDEN**  
5 MINUTES

**MEDCARE SPECIALTY HOSPITAL**  
7 MINUTES

**SAFA COMMUNITY SCHOOL**  
7 MINUTES

**CARREFOUR**  
10 MINUTES

**GARDENIA**  
LIVINGS



**RECREATION  
IS NEXT DOOR  
WITHIN 5 TO 15  
MINUTE DRIVE**



**PALM JUMEIRAH**



**BURJ AL ARAB JUMEIRAH**



**DOWNTOWN DUBAI**



**FOUR GOLF COURSES**

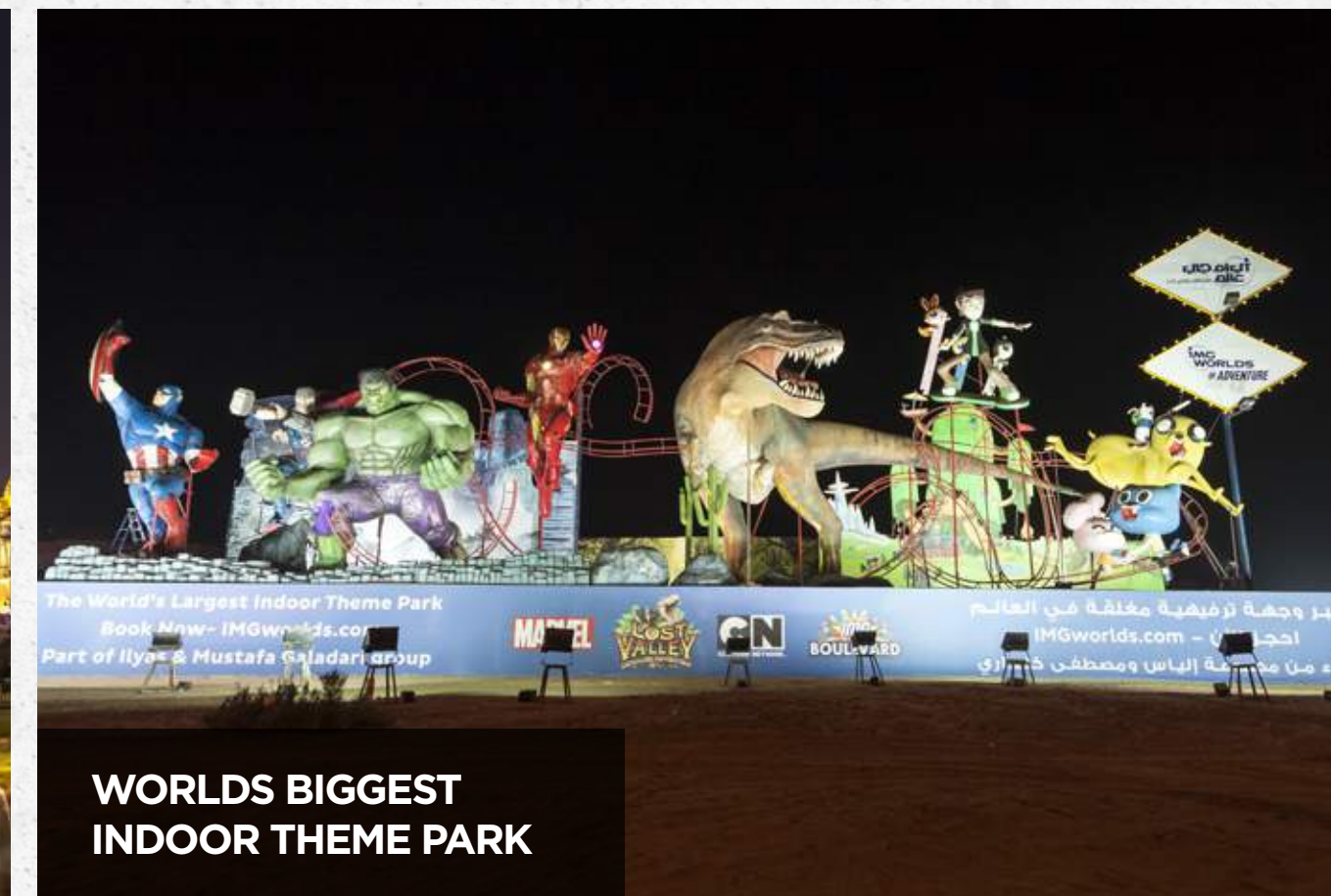
- TRUMP INTERNATIONAL GOLF CLUB, DUBAI
- GOLF SUPERSTORE
- DUBAI HILLS GOLF CLUB
- THE ELS CLUB



**DUBAI POLO &  
EQUESTRIAN CLUB**



**GLOBAL VILLAGE  
DUBAI**



**WORLDS BIGGEST  
INDOOR THEME PARK**



**HUSTLING  
NEIGHBOURHOOD/  
COMMUNITY**



**DUBAI  
MIRACLE GARDEN**



**HOSPITALS**



**CARREFOUR**



**RESTAURANTS  
AND CAFES**



**HOTELS**



**SCHOOLS**



**OFFICES**



**GARDENIA**  
LIVINGS

## THE DEVELOPMENT

Welcome to an extraordinary exquisite lifestyle. Located at the one corner of the lush green Garden, close to the main entrance of Arjan and adjacent to the main highway, Gardenia Livings is unique in many aspects. You can wake up to a beautiful Garden view from two out of three sides of the development or you may choose to have a thriving community view as well.

### **BUILDING**

Ground + 6 + Roof  
Residential

### **BUILT UP AREA**

196,000 SFT

### **APARTMENTS**

One Bedroom  
Two Bedroom

### **PLOT NUMBER**

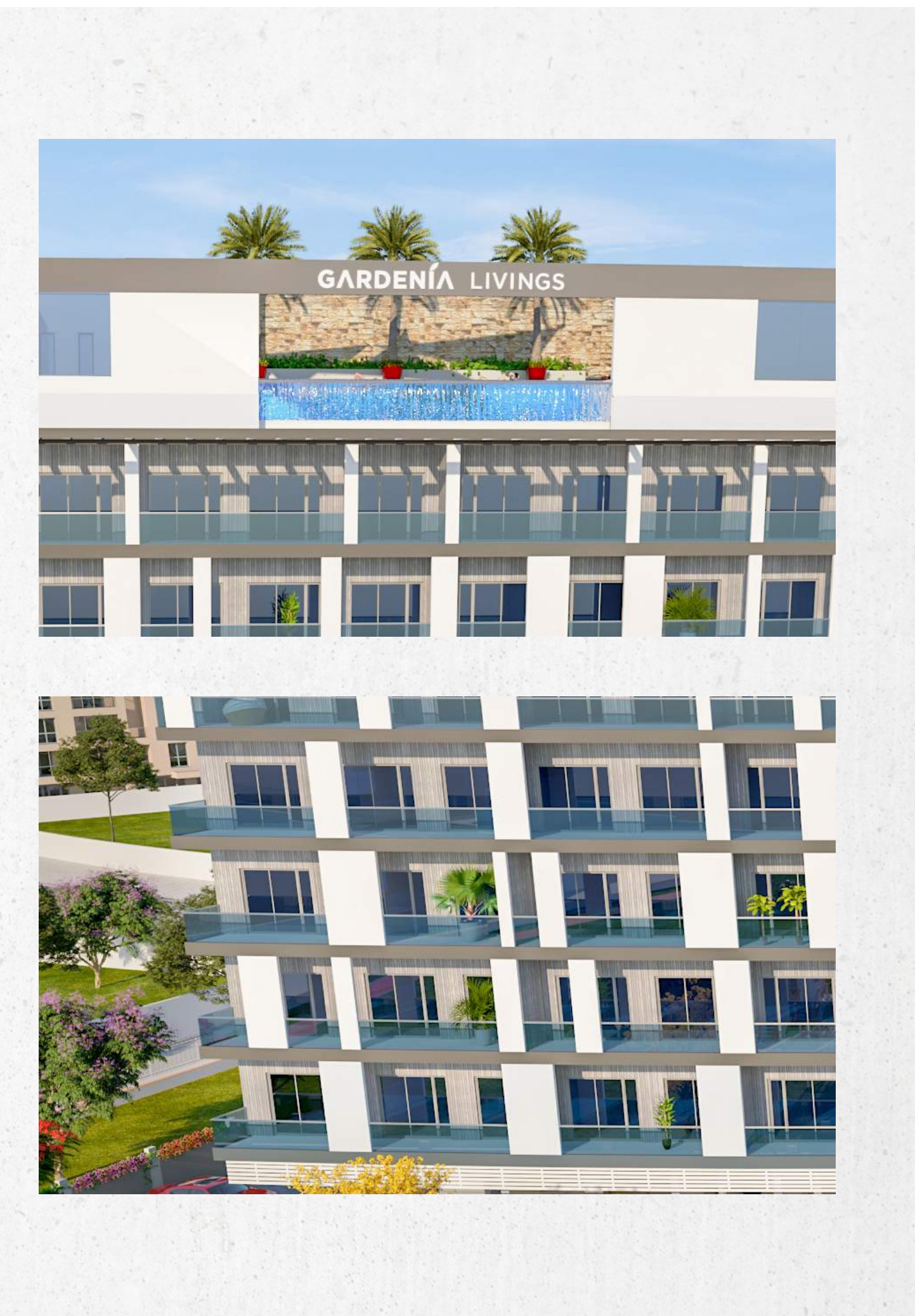
6731258 - Arjan

### **SALEABLE AREA**

139,000 SFT

### **VIEWS**

Garden view  
Community view





## AMENITIES CONVENIENCE & COMFORT

Little details makes all the difference. Gardenia Livings has been designed keeping your convenience as a deciding factor.

- Dedicated parking for residents and for the people of determination.
- Secured access to the building.
- 24/7 security provided by security cameras at all the common areas.
- Carefully planned lifts to serve all residents hassle free.
- Two designated lobby areas with concierge service and comfortable seating with designated waiting area.



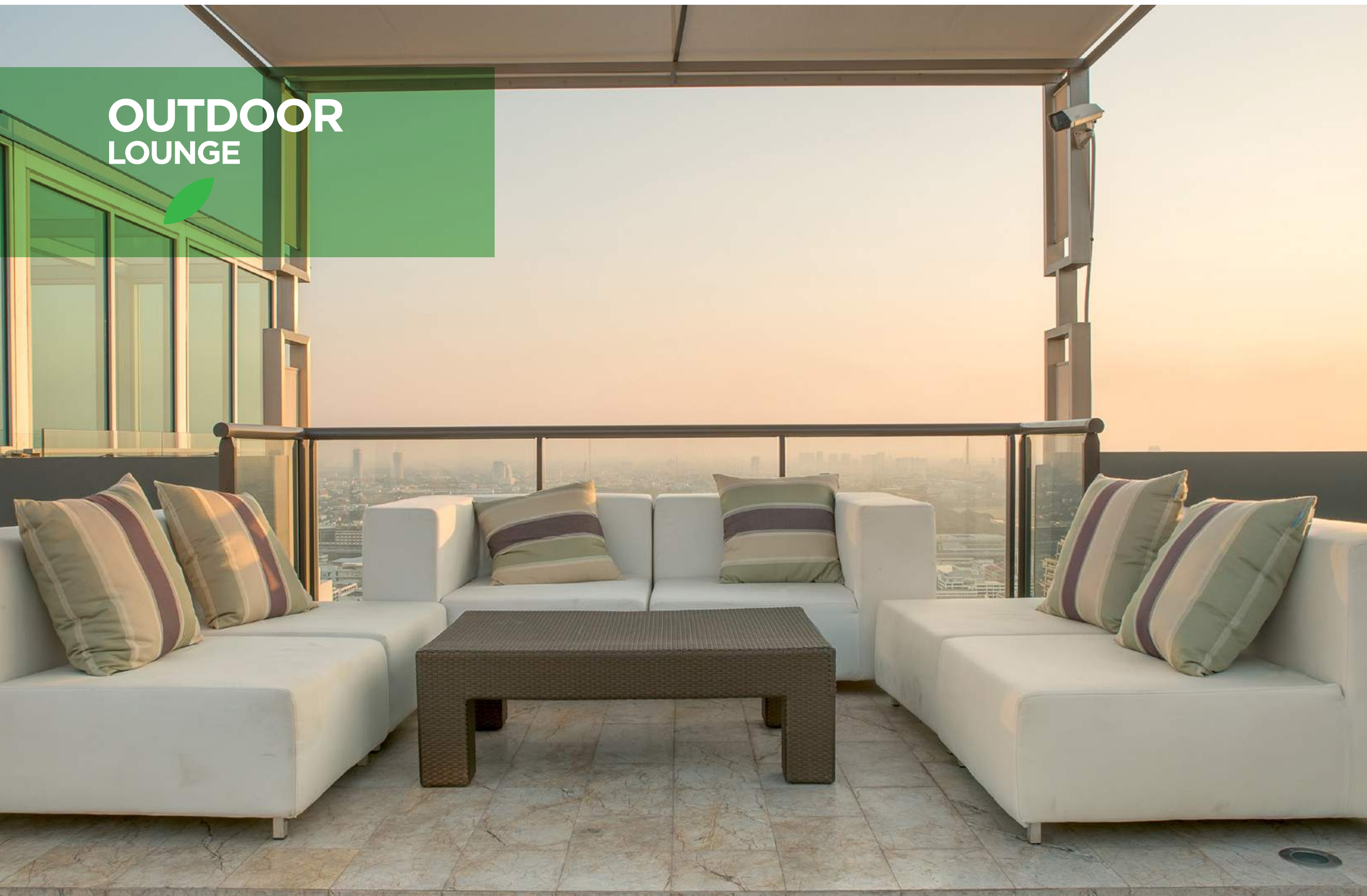
## DIVE INTO INFINITY

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- Gardenia Livings has a stunning Infinity Pool at it's rooftop.
- The pool overlooks the garden and the world famous Dubai skyline.
- Temperature controlled and safe for all age groups as per the standards of Dubai law.



**OUTDOOR  
LOUNGE**



**BBQ AND  
GRILLING SPACE**





## KID'S WORLD

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- Dedicated space on the roof top for kids play area.
- Equipped with multiple modern activities for kids up to the age of 14.
- An assistant is available during opening hours to assist and pamper your children.

**OUTDOOR  
GYM**



**ROOFTOP  
YOGA**





200 PEOPLE ROOFTOP  
EVENT SPACE







## BEYOND THE WINDOWS

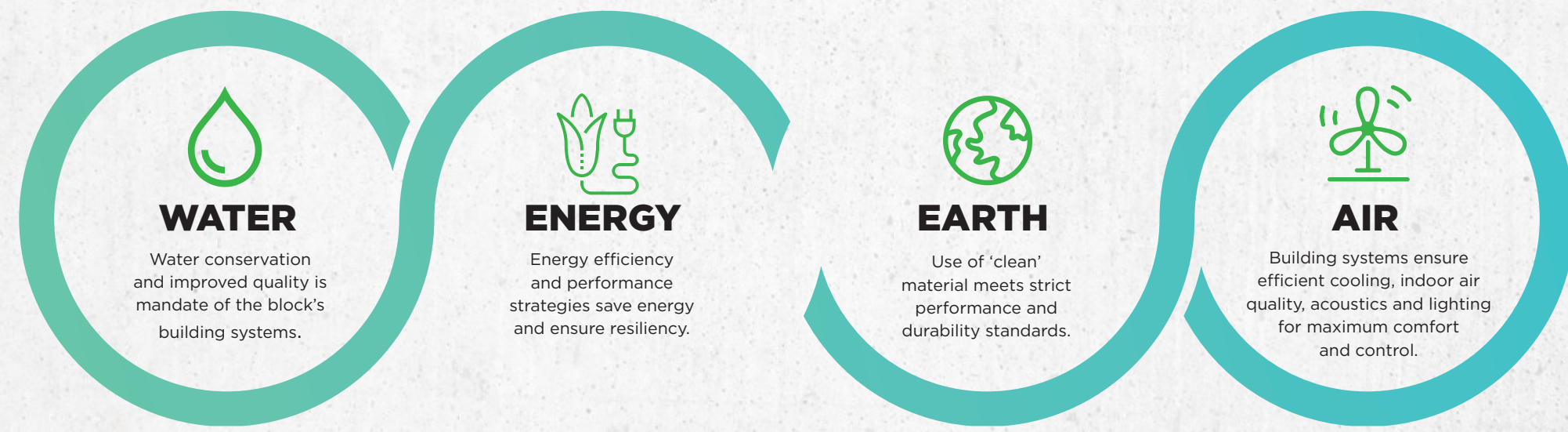
- Open your window to a lush green view from your bedroom and living room everyday.
- Gardenia Livings is the only residential development adjacent to the central park of Arjan.
- The mesmerizing park boasts a running track, activities for children and dedicated areas for outdoor sports.
- As a resident of Gardenia Livings, you will always have access to the park at your doorstep.





## EYE TO DETAIL MINIMALISTIC MODERN FINISHES

The apartments at Gardenia Livings come furnished with high quality flooring, imported European sanitary ware and fully fitted modern kitchens with stone countertops.





SAFE

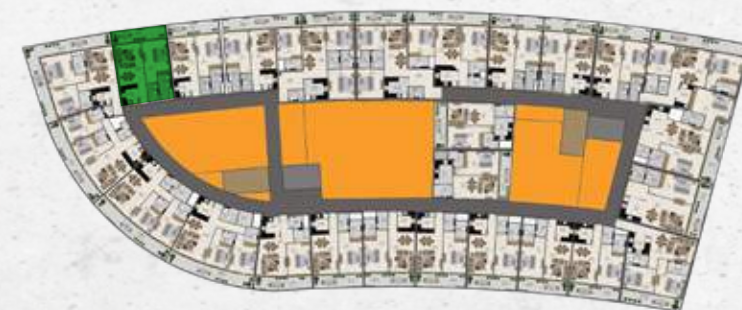
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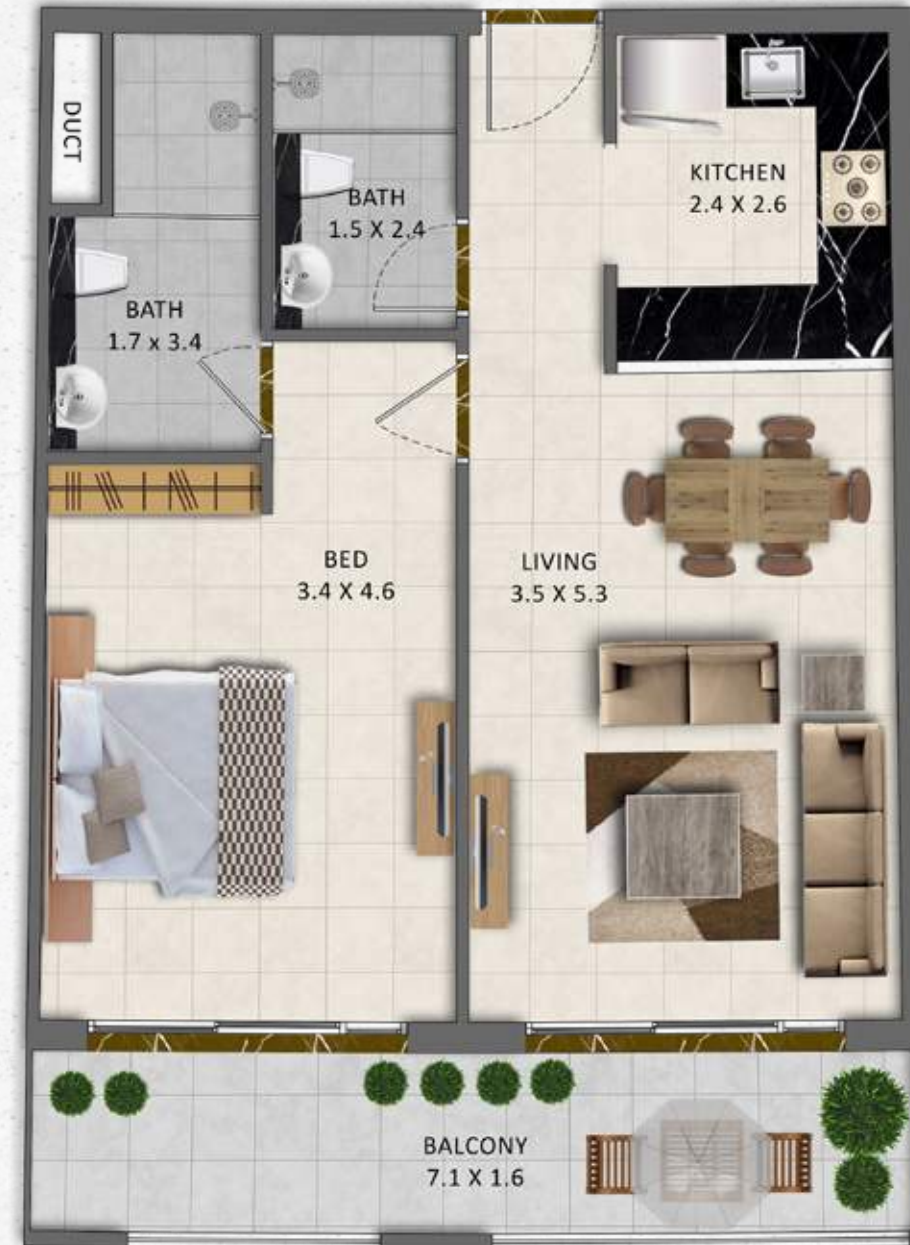
**UNIT TYPE**  
ONE BEDROOM



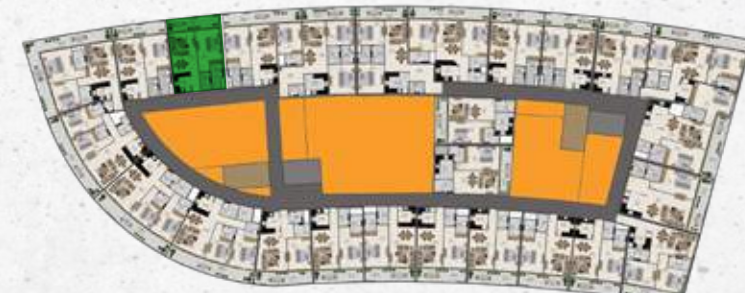
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	102 to 602	762.95 Sq.Ft	Garden side



ENT:



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	103 to 603	762.95 Sq.Ft	Garden side



ENT:



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	108 to 608	762.95 Sq.Ft	Garden side

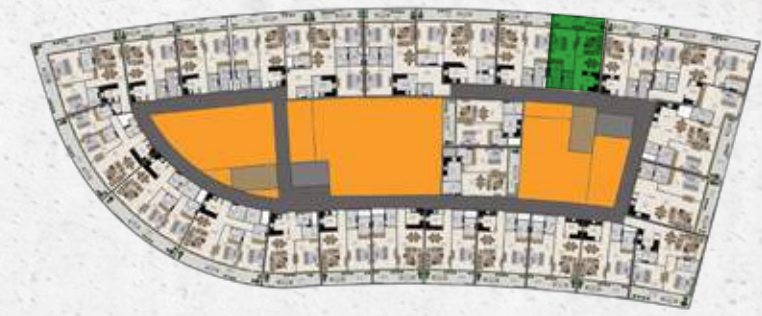


**UNIT TYPE**  
ONE BEDROOM

ENT:



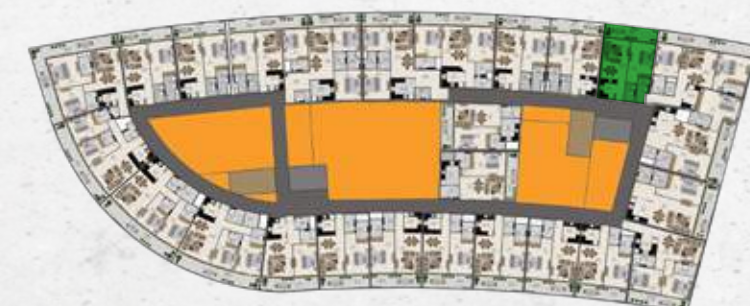
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	109 to 609	762.95 Sq.Ft	Garden side



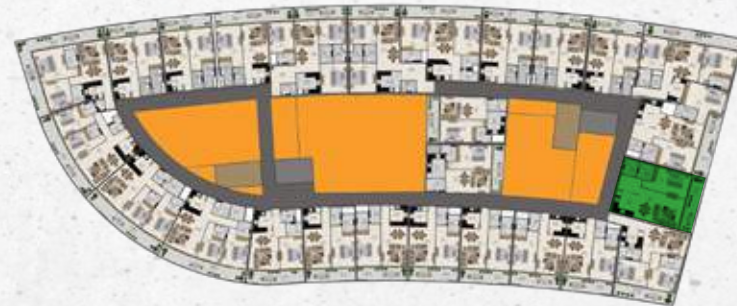
**UNIT TYPE**  
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	110 to 610	762.95 Sq.Ft	Garden side



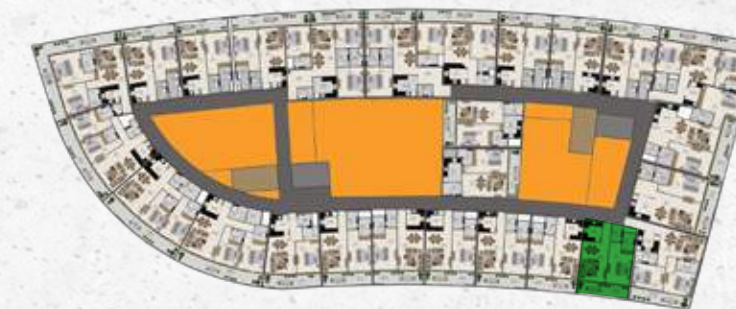
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	113 to 613	823.77 Sq.Ft	Garden side



**UNIT TYPE**  
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	115 to 615	740.24 Sq.Ft	community side



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	116 to 616	742.61 Sq.Ft	community side

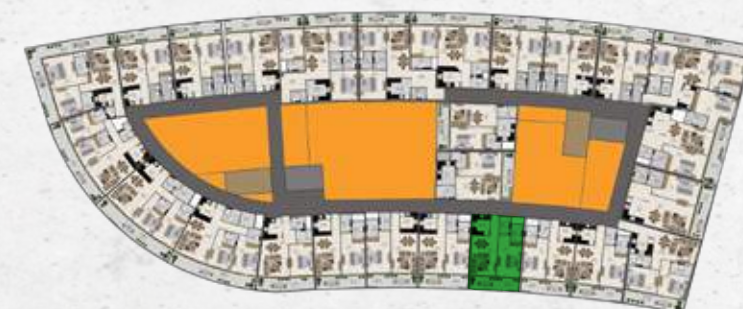




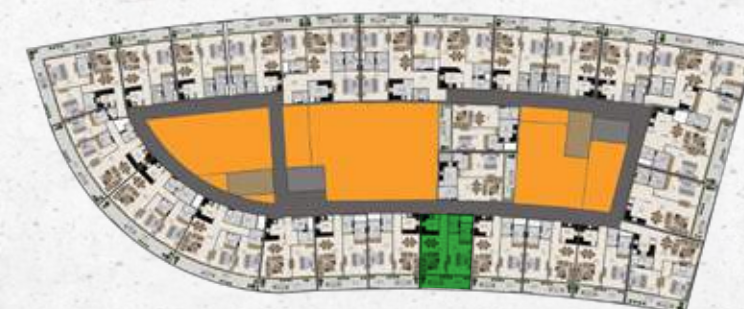
**UNIT TYPE**  
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	117 to 617	742.61 Sq.Ft	community side



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	118 to 618	742.61 Sq.Ft	community side



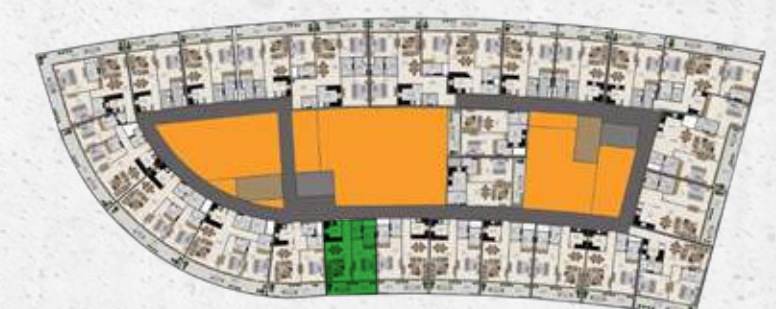
**UNIT TYPE**  
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	119 to 619	742.61 Sq.Ft	community side



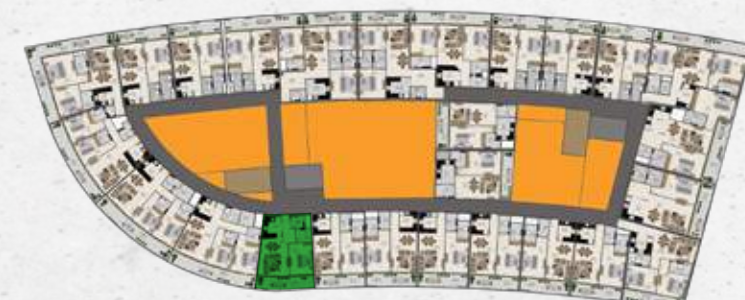
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	120 to 620	742.61 Sq.Ft	community side



**UNIT TYPE**  
ONE BEDROOM



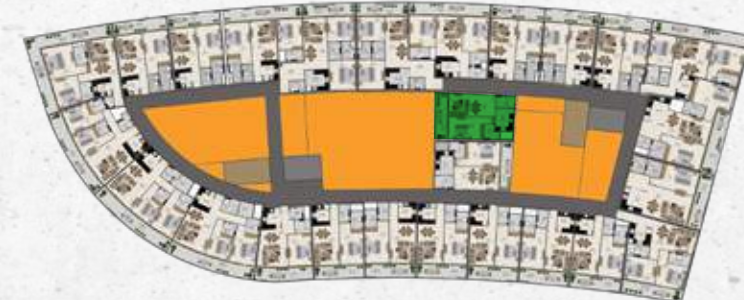
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	121 to 621	771.13 Sq.Ft	community side



**UNIT TYPE**  
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	125 to 625	717.64 Sq.Ft	community side



**UNIT TYPE**  
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	126 to 626	752.08 Sq.Ft	community side



**UNIT TYPE**  
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	101 to 601	1258.63 Sq.Ft	Garden side



**UNIT TYPE**  
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	104 to 604	1051.64 Sq.Ft	Garden side



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	105 to 605	1058.21 Sq.Ft	Garden side



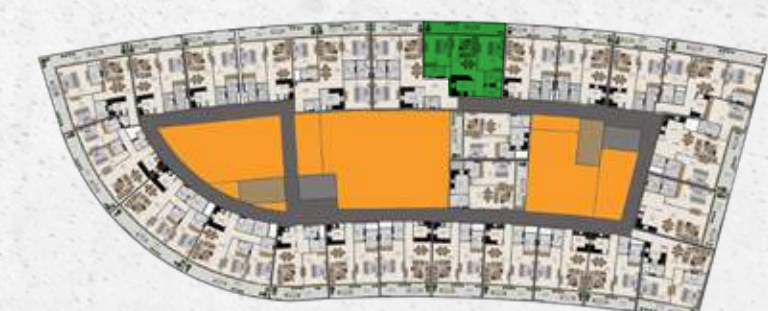
**UNIT TYPE**  
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	106 to 606	1123.87 Sq.Ft	Garden side



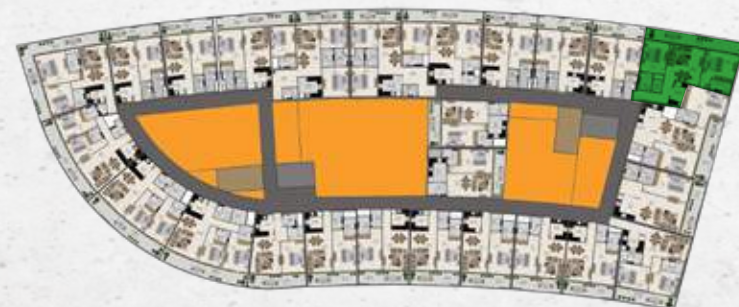
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	107 to 607	1056.81 Sq.Ft	Garden side



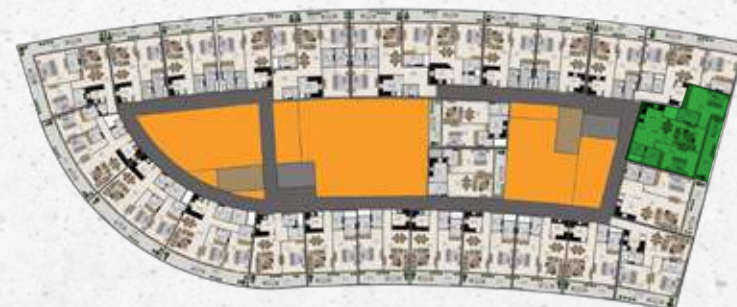
**UNIT TYPE**  
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	111 to 611	1067.90 Sq.Ft	Garden side



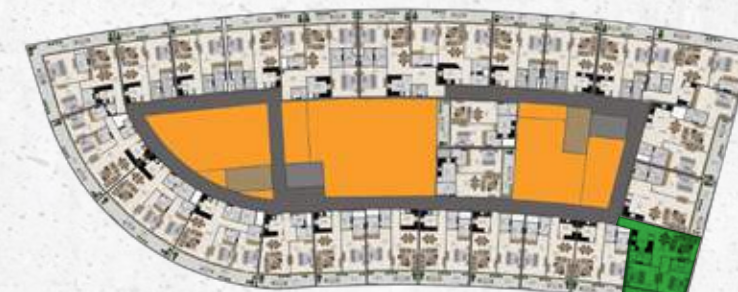
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	112 to 612	1015.80 Sq.Ft	Garden side



**UNIT TYPE**  
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	114 to 614	853.05 Sq.Ft	Garden side



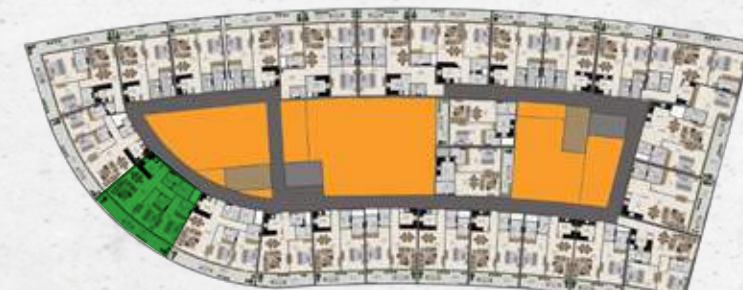
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	122 to 622	1130.76 Sq.Ft	community side



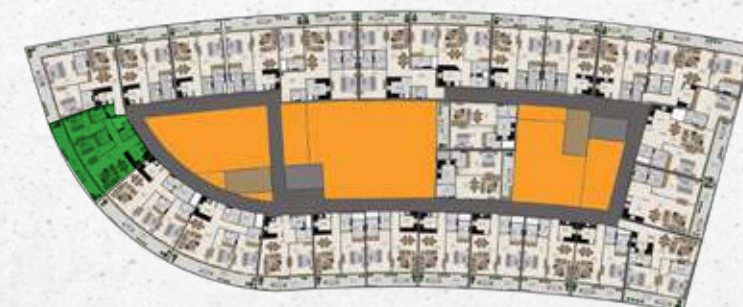
**UNIT TYPE**  
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	123 to 623	1130.76 Sq.Ft	community side



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	124 to 624	1070.37 Sq.Ft	community side



**CHOOSE FROM OUR 15 TYPES OF 1BHK AND 11 TYPES OF 2BHK APARTMENTS PER FLOOR, METICULOUSLY DESIGNED TO MAXIMIZE SPACE, COMFORT AND FUNCTIONALITY**

